

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12401, of the Redevelopment Land Agency, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for reinstatement of BZA Order No. 11661, which granted approval of a special exception under Section 7203 to reduce the amount of required parking and variances from the floor area ratio, rear yard and parking requirements to construct a community center building in the C-2-A District on a site located in the unit block of H Street, N.W. (Square 623, Lot 137).

HEARING DATE: April 26, 1977  
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. In an Order dated August 13, 1974, in Case No. 11661, the Board of Zoning Adjustment granted an application by the Redevelopment Land Agency for approval of a community center.
2. An application for a building permit was filed on February 3, 1975. The building permit, No. B-25434, was eventually issued on September 13, 1976.
3. The developer of the community center, Sursum Corda, Inc., did not commence construction on the building within six months. Consequently, on March 13, 1977, the permit expired.
4. The applicant requests permission to erect the building as previously approved by the Board with no changes.
5. The conditions of the area have not changed as they existed or were projected to exist at the time of consideration of the previous application.

6. The subject property remains identical, and the various practical difficulties which existed at the time of consideration of the previous application still remain.

7. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

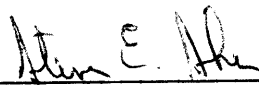
The Board concludes that all of the circumstances regarding the original approval of the application remain unchanged. The Board concludes that the justifications for granting the requested variances and special exception remain unchanged. It is therefore ORDERED that this application be GRANTED, and the Order in Case No. 11661, a copy of which is attached hereto, is hereby reinstated.

VOTE:

3-0 (William F. McIntosh, Charles R. Norris and  
Leonard L. McCants, Esq. to grant)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 18 JUL 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.